

MEMBER
AMERICAN INSTITUTE OF C.P.A.'S
DELAWARE SOCIETY OF C.P.A.'S

HERBERT W. ROWLAND
CERTIFIED PUBLIC ACCOUNTANT
121 SOUTHWICK DRIVE
WINDYBUSH
WILMINGTON, DELAWARE 19803

PHONE (302) 475-5988

January 24, 1971

Mr. William Poole, Esq.
Potter, Anderson & Corroon
Delaware Trust Building
Wilmington, Delaware 19801

Re: Land Redevelopment Company

Dear Bill:

I am enclosing an outline of some of Bill Wards thoughts along with some of mine. We thought that these should be included with your records when the time comes to sit down and talk to the county. Should you have any questions regarding any of these points, do not hesitate to give me a call.

Sincerely,

Herb
Herbert W. Rowland

CC: William C. Ward

028173

33 001190

2
4. Pickup Trucks - At the time of the original conferences with county officials, it was estimated that approximately 15 pickups per week would be dumped at the landfill. This item alone had increased to more than 500 a month by the middle of 1969. When the city landfill increased its fee for pickups in April of 1970 (forcing the small trucks to the county landfill), it increased to 850-900 of these small trucks per month.

It should be noted that the county regulations state that the only trucks (of any type) that can be dumped at the county landfill for the \$2.00 fee are those bringing trash from their own private dwellings. All commercial and industrial firms or corporations or individuals having their own establishments must pay a full token. (See Article III, Chapters 2 & 3, Ordinance No. 67-11 as amended Ordinance 68-105). Land Redevelopment Company contract states that it shall receive \$4.75 for every truck having a capacity of at least 2 C.Y. Practically every pickup truck body has a capacity of over 2 C.Y. for which Land Redevelopment Company has not been paid. (from 7:00 a.m. to 4:00 p.m. seven days a week (except by a county workmen on the times other than stated in the contract)).

5. Gate Trucks - Originally estimated that it would have to be dumped once a day. Now requires dumping a minimum of 25 times a week. This item not required in Land Redevelopment Company's contract.

6. County Trucks - None mentioned in original conferences. They now average about 8 per day.

7. One thousand tons of trash being dumped a day which fills landfill area 3,500 C.Y. per day.

8. Construction feasible for landfill area even if it is several years off (present forecasts say the area is not to be zoned commercial until 1985).

9. The 77 acres of land included in the landfill operation had a minimum

market value of \$3,000,000 per acre before the landfill was built. If the landfill is built and no other action is taken, the current market value is greatly reduced.

028175

33 001192

4. Pickup Trucks - At the time of the original conferences with county officials, it was estimated that approximately 15 pickups per week would be dumped at the landfill. This item alone had increased to more than 500 a month by the middle of 1969. When the city landfill increased its fee for pickups in April of 1970 (forcing the small trucks to the county landfill), it increased to 850-900 of these small trucks per month.

It should be noted that the county regulations state that the only trucks (of any type) that can be dumped at the county landfill for the \$2.00 fee are those bringing trash from their own private dwellings. All commercial and industrial firms or corporations or individuals having their own establishments must pay a full token. (See Article III, Chapters 2 & 3, Ordinance No. 67-11 as amended Ordinance 68-105). Land Redevelopment Company contract states that it shall receive \$4.75 for every truck having a capacity of at least 2 C.Y. Practically every pickup truck body has a capacity of over 2 C.Y. for which Land Redevelopment Company has not been paid. *IP 5 a* (from 7:00 a.m. to 7:00 p.m. seven days a week during by a county employee at the times other than stated in the contract).

5. Gate Trucks - Originally estimated that it would have to be dumped once a day. Now requires dumping a minimum of 25 times a week. This item not required in Land Redevelopment Company's contract.

6. County Trucks - None mentioned in original conferences. They now average about 8 per day.

7. One thousand tons of trash being dumped a day which fills landfill area 3,500 C.Y. per day. Construction feasible for landfill area even if it is 10 years off (present forecasts say the area is not to be zoned commercial until 1980). The 77 acres of land included in the landfill operation had a minimum

value of \$5,000,000 per acre before the landfill operation began. If the landfill is not built and zoning takes place, the current market value is greatly decreased.

3
OTHER FACTS

1. Drums of material not inspected by county inspector for hazardous chemicals.
Safety hazard to men and equipment.

2. Washing machines, refrigerators, stoves, etc., being left on highway when dump is closed. Must be towed in or front-end loader must be used.

3. Municipalities now dumping:

New Castle
Delaware City
Middletown

Elsmere
City of Newark

Company by use of landfill be on a tonnage or cubic yard basis, which would have

4. Hours of Operation - Contract states that the landfill shall be open from 8:00 a.m. to 6:00 p.m., Monday thru Friday (which county officials had agreed to change to a noon closing on Saturday prior to contract signing). The landfill is in fact open from 7:00 a.m. to 10:00 p.m. seven days a week (manned by a county employee at the times other than stated in the contract). *Breach*
P23

5. Zoning - It was estimated that the landfill area could be used for commercial purposes after a period of 4-5 years. Tests made by Land Redevelopment Company now indicate that it will probably be a number of years (8-10) before the landfill area will be suitable for commercial purposes. Present zoning would permit housing only and landfills are not suitable for this type of construction (termites, etc.). Zoning has been promised and as yet nothing has been done, since commercial construction is the only type of construction feasible for landfill areas even if it is several years off (present forecasts say the area is not to be zoned commercial until 1985). The 77 acres of land included in the landfill operation had a minimum current market value of \$5,000.00 per acre before the landfill operation began. Until settlement of fill and zoning takes place, the current market value is greatly decreased.

028176

00001193

6. Lower Contours - This could be done now to the remaining area but the expense will be much greater than it would have been nine months ago when William Ward first brought this problem to the attention of county officials. Winter construction is much more costly than during the summer and fall months. Due to the fact that a large area is now filled with trash, lower contours at this stage of the landfill would not produce a great deal more landfill space.

7. Rapid filling of the landfill has deprived Woodlawn Gravel Company of availability of usable sand and gravel.

8. William Ward had suggested that payment to County and Land Redevelopment Company by users of landfill be on a tonnage or cubic yard basis, which would have been more equitable to both parties. Nothing has ever been done on this.

9. Increase in Income 1969-1970 \$ 4%
 Increase in Labor Force 1969-1970 100%
 Increase in Filled Area 1969 - 1970 75% increase

10. Cubic Yard Income

Anticipated	\$1,250,000.00 - 1,500,000 C.Y.	.83 C.Y.
Actual to 10/31/70	\$ 372,206.50 - 713,000 C.Y.	.52 C.Y.
Projected to 6/30/71	\$ 500,000.00 - 1,500,000 C.Y.	.28 C.Y.

11. Payment for a truck having a capacity of up to 25 C.Y., the collector went from a 15-18 C.Y. to 25-28 C.Y. capacity trucks. These new trucks also have and have modern types of hydraulic compaction equipment on them.

12. Originally, it was stated by county officials that the average 18 C.Y. would compact to 9 C.Y. in the landfill. The new 25 C.Y. capacity trucks with compaction equipment bring to the landfill 7 tons of trash which compacts on the site at the rate of 3 to 3.5 C.Y. per ton. This means that this size of truck will compact 21 tons in a space of 10 C.Y. or less.

028177

33 001194